

PROPOSED DEVELOPMENT CONDITIONS**SEA 90-S-021****October 15, 2014**

If it is the intent of the Board of Supervisors to approve SEA 90-S-021, located at 15001 Lee Highway, Tax Map 64-2((03))-26A, for a telecommunications tower and associated equipment, pursuant to Sect. 3-C04 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions on the property. Previous conditions carried forward, or with only minor updates are marked with an asterisk (*). Entirely new conditions are noted.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat (SEA Plat), entitled "Novec-Johnson Substation", prepared by Entrex Communications, and dated May 28, 2013 as revised through September 17, 2014, consisting of 15 sheets, and these conditions (Sheet Z-2 has been intentionally deleted from the SE Plat).

Since this SEA proposes no modifications to the existing Johnson Electrical Substation facility, the existing electrical substation facility itself shall remain subject to the specifications and details depicted on the prior SE Plat (SE 90-S-021), consisting of three sheets entitled "Johnson Substation", prepared by R.B. Thomas Jr., Ltd., and dated March 9, 1990 as revised through September 11, 1990, except where specifically superseded by information on the current SEA Plat.

4. Landscaping shall be provided and maintained in good condition as shown on the SEA Plat, and as conditioned. Additional landscaping shall be provided along the western site boundary, as determined necessary by the Urban Forest Management Division of DPWES, at the time of site plan review, to provide screening adequate to meet the general intent of both the prior SE Plat and the SEA Plat.*
5. Six parking spaces shall be provided on the site, as depicted on the SEA Plat (four to serve the electrical substation and two to serve the telecommunications facility).*

6. As determined by the Department of Public Works and Environmental Services (DPWES) at the time of site plan review, on-site Stormwater Management (SWM) and Best Management Practice (BMP) facilities shall be provided, in conformance with the SEA Plat, to satisfy all applicable County Stormwater Ordinance requirements. The applicant shall be allowed the flexibility to include additional treatment facilities, as depicted on Exhibit A of these conditions. Any major modification necessary to satisfy Ordinance requirements, or any further encroachment into the required transitional screening areas shall require an amendment to this SEA.*
7. Erosion and sediment control practices shall be implemented, if determined needed by DPWES, to protect the pond area located on the north side of Lee Highway.*
8. Information concerning the specific content of hazardous materials in the three transformers and an emergency response plan for containing potential spills or leaks shall be on file with the Fairfax County Fire and Rescue Department for implementation during emergencies.*
9. The location of the existing natural gas pipeline within the adjacent Columbia Gas line easement shall be provided on the site plan at time of submission to DPWES to protect the line from damage during construction.*
10. Prior to site plan approval, an access easement shall be recorded and all necessary permissions received to ensure legal access to the site through neighboring Park Authority property, as depicted on the SEA Plat. [new condition]
11. All antennas and supporting hardware mounted on the telecommunications tower shall be of a material or color that closely matches and blends with the tower structure. [new condition]
12. Prior to the installation of landscape material to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material, prior to bond release. UFMD shall be contacted (703-324-1770) a minimum of three (3) days prior to the meeting on site. [new condition]
13. Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting. The Landscape Contractor shall stake

proposed individual planting locations in consultation with the Contractor/Developer prior to the pre-installation meeting, for review by UFMD staff. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff based on discussion with the Contractor/Developer and the Landscape Contractor.
[new condition]

14. No commercial advertising or signs shall be allowed on any telecommunications tower or equipment on the site. [new condition]
15. If any additions, changes or modifications are to be made to the proposed tower, the Director of DPWES shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code. [new condition]

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.